152.0	0006	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	807,600 / 807,600
					USE VALUE:	807,600 / 807,600
					ASSESSED:	807,600 / 807,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		PARK CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HANDY JENNIFER P---ETAL	
Owner 2:	PITTMAN STEVEN J	
Owner 3:		
Street 1:	1 PARK CIRCLE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,714 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 2004 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7714.000	286,500		521,100	807,600
Total Card	0.177	286,500		521,100	807,600
Total Parcel	0.177	286,500		521,100	807,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.99 | /Parcel: 402.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100795

GIS Ref

GIS Ref

Insp Date 07/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 152.0-0006-0009.0

!11918!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	286,600	0	7,714.	521,100	807,700	807,700	Year End Roll	12/18/2019
2019	101	FV	225,000	0	7,714.	488,600	713,600	713,600	Year End Roll	1/3/2019
2018	101	FV	232,500	0	7,714.	403,900	636,400	636,400	Year End Roll	12/20/2017
2017	101	FV	232,500	0	7,714.	371,300	603,800	603,800	Year End Roll	1/3/2017
2016	101	FV	232,500	0	7,714.	338,700	571,200	571,200	Year End	1/4/2016
2015	101	FV	219,300	0	7,714.	332,200	551,500	551,500	Year End Roll	12/11/2014
2014	101	FV	219,300	0	7,714.	308,800	528,100	528,100	Year End Roll	12/16/2013
2013	101	FV	219,300	0	7,714.	293,800	513,100	513,100		12/13/2012

PRINT

Date	Time
12/11/20	02:02:48

LAST REV

Date	Time
08/20/18	13:48:43

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11918

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19612-567		1/1/1989		207,000	No	No		Y

USER DEFINED

Prior Id # 1:	100795
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/1993	251	Manual	2,500	C				ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	TTL REFUSAL	BS	Barbara S
11/7/2008	Meas/Inspect	355	PATRIOT
1/14/2000	Mailer Sent		
11/22/1999	Measured	270	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7714		Sq. Ft.	Site		0	80.	0.84	9									521,139						521,100	

Total AC/HA: 0.17709 | Total SF/SM: 7714 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 521,139 | Spl Credit | Total: 521,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17395210
Const Adj.:	0.98000199
Adj $ / SQ:	143.809
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415275
Depreciation:	128735
Depreciated Total:	286540

COMMENTS

SKUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

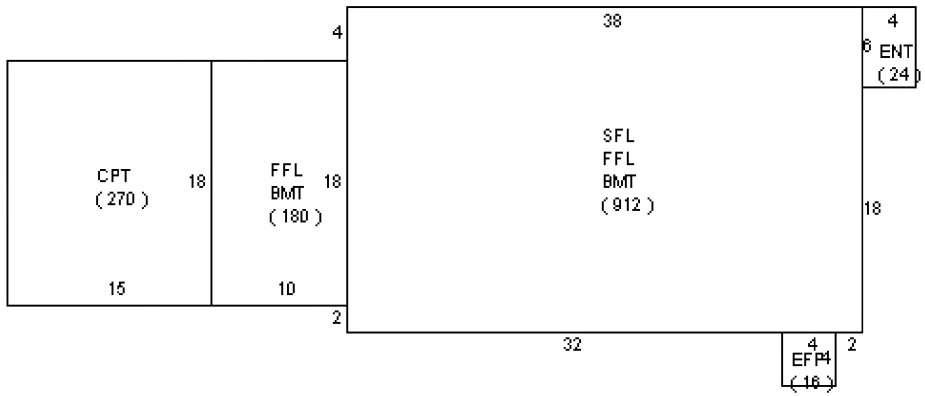
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	143.81
Special Features:	0	Val/Su Net:	84.12
Final Total:	286500	Val/Su SzAd	142.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,092	43.140	47,112
FFL	First Floor	1,092	143.810	157,040
SFL	Second Floor	912	143.810	131,154
CPT	Carport	270	11.890	3,210
ENT	ENTRY	24	25.870	621
EFP	Enclos Porch	16	71.150	1,138

Net Sketched Area:	3,406			Total:	340,275
Size Ad	2004	Gross Are	3406	FinArea	2004

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

152.0-0006-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	